



HOME
MARKETING & MANAGEMENT

FLAT 3, ARMLEY RIDGE ROAD, ARMLEY LS12 3NP

£725 PCM



Duplex Apartment
Two Double Bedrooms
Spacious Dining Kitchen
White Three Piece Bathroom Suite
Large Lounge
Character Features
Gas Central Heating. White uPVC Double Glazing.
Unfurnished
Deposit 836.00
Available Now

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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A spacious two double bedroom duplex apartment recently refurbished to provide well-presented accommodation in the area of Armley. Will be of particular interest to professionals seeking a home that benefits from: Gas central heating with combination boiler; white uPVC double glazing; Spacious dining kitchen including integral dishwasher, washing machine, fridge and freezer (appliances may not be maintained), white three piece bathroom suite; character features; large lounge; two double bedrooms with pine wardrobes. Offers excellent commuting access to Leeds city centre and an early inspection is recommended to appreciate the style and size of the accommodation on offer. Sorry no smokers. Sorry no pets. Unfurnished. Available Now. Deposit £836.00

ROOM MEASUREMENTS

ENTRANCE HALL 15' 8" x 5' 4" (4.78m x 1.63m)max

LOUNGE 15' 8" x 12' 2" (4.78m x 3.71m)max

DINING KITCHEN 12' 7" x 11' 1" (3.84m x 3.38m)

SECOND FLOOR STAIRCASE AND LANDING 2' 6" x 2' 6" (0.76m x 0.76m)

BATHROOM 11' 2" x 4' 8" (3.4m x 1.42m)

DOUBLE BEDROOM ONE 15' 9" x 12' 4" (4.8m x 3.76m)max

DOUBLE BEDROOM TWO 15' 9" x 12' 11" (4.8m x 3.94m)max

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market. Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND
A

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.